

**CITY OF ROCKVILLE PLANNING AND ZONING DIVISION  
STAFF REPORT**

May 15, 2009

**SUBJECT:** Sectional Zoning Map Amendment (MAP2009-00106)

**APPLICANT:** Mayor and Council of Rockville

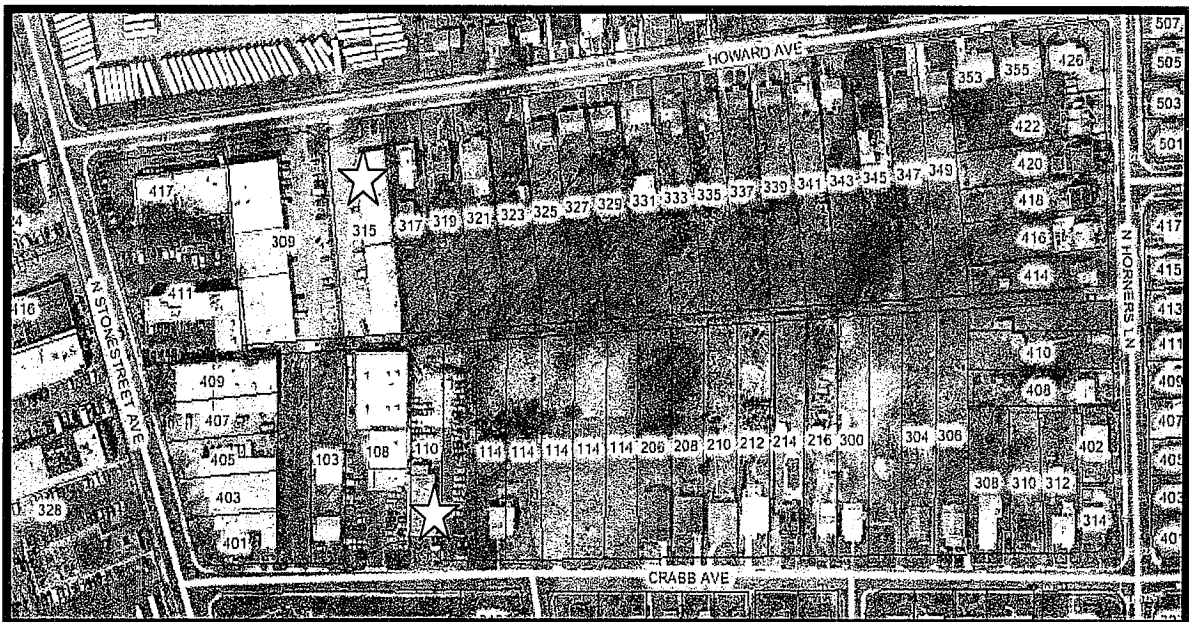
**OWNER(S):** Robert J. Henley, et. al. Trustee (315 Howard Avenue)  
&  
KSM, LLC (110 Crabb Avenue)

**SITE LOCATION**

The subject properties (315 Howard Avenue and 110 Crabb Avenue), comprise three lots, and contain 1.27  $\pm$  acres. Both properties are located in England's Second Addition to Rockville subdivision between North Stonestreet Avenue and North Horners Lane. 315 Howard Avenue is known as Block C, Lot 38 as designated on Plat No. 9345, and 110 Crabb Avenue is known as Block D, Pt. 10 and 11, as designated on Plat No. 341.

**AERIAL SITE LOCATION MAP**

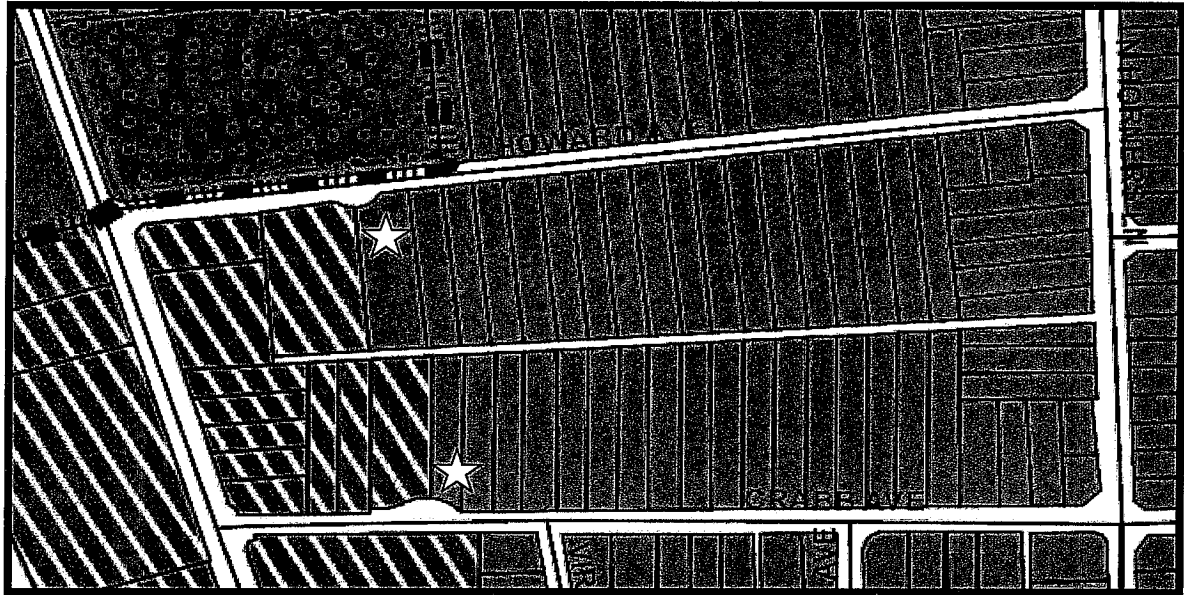
315 Howard Avenue and 110 Crabb Avenue (two lots):



# CITY OF ROCKVILLE PLANNING COMMISSION STAFF REPORT

## ZONING MAP

315 Howard Avenue and 110 Crabb Avenue (two lots):



■ R-60    ▨ MXB

## BACKGROUND

On December 15, 2008, the Mayor and Council adopted a Comprehensive Map Amendment (MAP2007-00101) approving a new official zoning map, in connection with the comprehensive revisions to the City's Zoning Ordinance. This action followed several years of work by the City staff, the Planning Commission, and the Mayor and Council. The zoning was reconfirmed with the adoption of the corrective Comprehensive Map Amendment MAP2009-00105 on March 9, 2009.

It was the intent of the Mayor and Council to place the new Mixed-Use Business (MXB) Zone on all properties in the North Stonestreet Avenue corridor that had previously been in the I-1 (Service Industrial) Zone. Subsequent to adoption of the referenced Comprehensive Map Amendment, it was discovered that two properties, comprising three lots in the I-1 Zone, (315 Howard Avenue and 110 Crabb Avenue) had been erroneously rezoned to the R-60 Zone instead of the intended MXB Zone.

## REQUESTED ACTION

In order to remedy the noted oversight, the Mayor and Council has authorized the filing of this Sectional Map Amendment (MAP2009-00106), which, if adopted by the Mayor and Council, will ultimately rezone the referenced properties to the intended MXB Zone. The properties affected by the proposed Sectional Map Amendment appear on sheet C-3 of the Rockville zoning map.

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The proposed Sectional Map Amendment is solely intended to correct the zoning map by rezoning the aforementioned properties to the MXB Zone, as originally intended by the Mayor and Council. The subject zoning map error was not discovered at the time that the previous corrective Map Amendment (MAP2009-00105) was initiated.

### **STAFF RECOMMENDATION**

Staff finds that the proposed Sectional Map Amendment MAP2009-00106 will provide the necessary corrections to meet the intent of the Comprehensive Map Amendment adopted by the Mayor and Council on December 15, 2008 and therefore recommends approval.

### **ATTACHMENTS**

- A. Existing Zoning Map
- B. Previous Zoning Map